



Plan Commission Minutes
June 15, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert and Brenholt
Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie and Ms. Ness

1. Chairperson Larsen asked for a roll call. Mr. Seymour, Ms. Proznik, Mr. Larsen and Ms. Christopherson were present at the Council Chambers. Mr. Granlund, Mr. Gragert, Mr. Brenholt, Ms. Obaid and Dr. Wolfgram were present virtually online.
2. Approval of June 1, 2020 minutes – Approved
3. CIP 2021-2025 – Capital Improvement Plan (CIP)
Mr. Allen presented a request to recommend approval of the 2021-2025 Capital Improvement Plan consistent with the Eau Claire Comprehensive Plan. The draft plan was developed by the City Council and City Administration. This CIP is a five-year plan created with careful planning by city staff. He highlighted projects including parking, investments in affordable housing, Parks and Recreation improvements and noted some Tax Incremental Districts (TID) projects. This will be on the July 13th City Council meeting for review.

Kim Cronk, 1019 Huebsch Blvd., spoke about the George Floyd killing and being mindful about spending for the Police and Fire Department going forward. She noted that public safety is important within the community and how to combine the services with the City and County along with the school district. She would like the particular budgeting to continue to move forward and it should not be placed on hold at this time. The public would like to be involved with the budget and add more money to community engagement.

Dave Carlson, 2212 Altoona Avenue, spoke to concerns about the Police Department funding and future spending. He noted that the community needs to come together and have more organizations to help individuals. He also commented that affordable housing should have much more funding in the future.

Ms. Christopherson moved to recommend approval of the CIP is presented as consistent with the Comprehensive Plan. Seconded by Ms. Proznik.

Dr. Wolfgram commented that she spoke multiple times with City Council members and the Police Department about the current situation and adding more community resources for the public. This is one of the opportunities to come together as a community and address racism.

Dr. Wolfgram moved to amend the motion to approve as: The 2021 - 2025 Capital Improvement Plan, presented as the document on file in the Office of the City Clerk and open to public inspection during normal business hours, is consistent with the Comprehensive Plan and recommend approval, thereof, understanding that before the City Council votes on approval, that it is expected there will be a community engagement session on the CIP guided by our City's black and brown leaders, collaborating with Chief of Police Matt Rokus, City Manager Dale Peters, and Council President Terry Weld. Seconded by Mr. Gragert and the motion carried.

The original motion was voted on and motion carried.

4. Final Plat (P-4-20) – Walnut Grove I
Mr. Allen presented a request to recommend approval for a final plat for a subdivision known as Walnut Grove Phase I. This request is consistent with the preliminary plat and creates 28 twin home lots; this plat would be for 14 structures. The proposed lots meet all R-2P standards and

the final site plan will be approved by staff prior to issuing a building permit. This request will be considered by the City Council at their June 23rd meeting.

Pete Gartmann with Real Land Surveying noted this final plat was similar to the approved preliminary plat.

Ms. Proznik moved to recommend approval of the final plat. Mr. Seymour seconded and motion carried.

5. Site Plan (SP-1921 Amendment) – Associated Bank

Mr. Petrie presented a request to amend a site plan for an Associated Bank located at 2425 London Road. In August 2018, the Plan Commission approved a single-story 3,600 square foot building. The new proposed building is a two-story 8,500 square foot building with three lanes for a drive-thru and one ATM lane. The existing building was demolished from the site to make way for the new bank. A certified survey map is required for the development of this lot and the lot to the north.

Andrew Kerr with Rinka spoke about the new proposed site plan and are okay with the staff recommendations as noted in the report.

Mr. Seymour moved to approve the site plan with conditions noted in the staff report.

Ms. Christopherson seconded and the motion carried.

6. Site Plan (SP-2021) – Panda Express

Mr. Petrie presented a request to approve a site plan for a Panda Express located 2403 London Road. Panda Express is proposing a restaurant with a drive thru and patio area. The existing 'Pillar Construction' building will be demolished and replaced with a 2,300 square foot restaurant. The site plan shows shared access and parking with Associated Bank. A certified survey map is required for the development of this lot and the lot to the south.

Applicant, Brian Styck with Atwell Inc., spoke about the site plan in regards to the curb cut and about the loading zone for deliveries to which the truck would be parked.

Ms. Proznik moved to approve the site plan with conditions noted in the staff report and added landscaping along the east side of the site along Hastings Way and move the bike rack to the west side of the building. Mr. Seymour seconded and the motion carried.

7. Site Plan (SP-2022) – 24-unit apartments

Mr. Petrie presented a request to approve a site plan for 24-unit apartments located on Prairie Lane, west of Jeffers Road. The proposed development is for three 8-units for a total of 24-unit apartments. This rezoning and general development plan was approved by Council in May. The site plan shows three buildings with each unit having a 2-car garage. The site plan shows two rows of evergreen plantings along the North Crossing on the west to middle of the site, and one row of evergreen plantings from the middle to the east of the site.

Sean Bohan with Advanced Engineering Concepts, noted the concerns from the general development plan and spoke about moving the driveway to the east to allow for plantings along the North Crossing. He noted that evergreens will be planted and will relocate the stormwater area to the far west of the site.

Mr. Seymour moved to approve the site plan with conditions as noted in the staff report. Ms. Christopherson seconded and the motion carried.

8. Site Plan (SP-2023) – 30-unit apartments

Mr. Allen presented a request to approve the site plan for 30-unit apartments located on Gateway Drive and Otteson Lane. The site plan shows three 10-unit apartments for the final phase of the project. The property is zoned R-3P with a lot size of +/- 3.7 acres. The narrative notes each building will consist of eight 2-bedroom units and two 1-bedroom units. Each 2-bedroom unit will have an attached 2-car garage and each 1-bedroom unit will have an attached 1-car garage.

The building elevations reflect similar design and scale as the previously approved 8-unit buildings immediately adjacent to the south. In reviewing the Multi-Family Housing Design Manual, "Building Orientation" and "Other Design Considerations" suggest that the northernmost building should consider an alternative design that would reorient the building so all the garages would face the interior of this phase. This would also reduce paving, provide more views of the northern open space to more residents of the building and encourage a more pedestrian-oriented character to the development.

Sean Bohan with Advanced Engineering Concepts spoke about the concern that building three would not be able to be turned rather would need to be redesigned. He noted the general development plan changed and thought the units would work well and was compatible with the other phases within the development.

Mr. Seymour moved to approve with conditions as noted in the staff report. Ms. Christopherson seconded and the motion carried.

9. Master Sign Plan (MSP-1801 Amendment) – Sign Plan Amendment

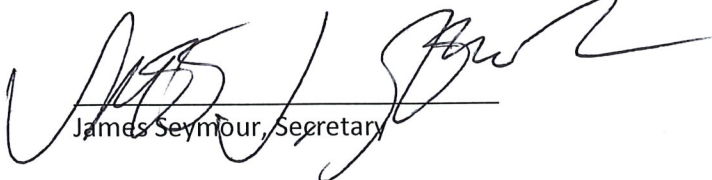
Mr. Petrie presented a request to an amendment to the sign plan for 222 Water Street. The applicant is requesting to move the pylon sign to the east side of the building rather than the west side along 3rd Avenue. The original master sign plan was approved in 2018. The ground sign was not installed as shown on the sign plan and the applicant is looking for approval to relocate the sign. The size, number of tenants and height will remain the same. All the signs will be reviewed by a sign permit.

Cindy Bluske with La Crosse Sign Company, noted that electrical did not run to the area for the original location and Kwik Trip would be like to relocate and run the electrical to the new location.

Ms. Proznik moved to approve the amendment to the sign plan. Mr. Seymour seconded and the motion carried.

10. Future Agenda Item – Mr. Allen noted the July 6th meeting will be canceled and the next meeting will be July 20th which will include a discussion item about the comprehensive plan review.

11. Mr. Larsen adjourned the meeting at 9:29 p.m.



James Seymour, Secretary